



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, January 11, 2006

2005-1197 – Kampai House [Applicant] **Hoady Family Llc** [Owner]: Application for a Use Permit on a 28,750 square-foot site to allow a new liquor license for a restaurant within the former Carrow's building. The property is located at **595 East El Camino Real** (near S Fair Oaks Ave) in a C-2/PD (Highway Business/Planned Development) Zoning District. (211-01-039)

In attendance: Ken Yang, Karen Sung, Stan Sheppard, Applicants; Andrew Miner, Administrative Hearing Officer; Kelly Diekmann, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Kelly Diekmann, Project Planner, stated that the request is to expand from beer and wine alcohol service to full liquor service in conjunction a sit-down restaurant. The request does not include entertainment or creation of an exclusive bar for alcohol service within the facility. There will not be a distinctive "bar" area that would be only for alcohol sales. Staff recommends approval of this project application.

Mr. Miner opened the public hearing.

Ken Yan, Applicant, received and reviewed a copy of the staff report. The applicant plans on combining a lounge bar with a sushi bar. Business hours will be from Sunday to Thursday 11a.m.-12a.m., Friday and Saturday 11a.m.-2a.m. Kitchen will close by 10:30 and alcohol sales will proceed until closing.

Mr. Miner had some concerns about the impact to residential areas and wanted to know if Public Safety had any concerns regarding the hours of operation. Mr. Diekmann does have some concerns regarding some activities that may be a nuisance to the residential areas. There was no prior discussion as far as the lounge bar operating as a single standing bar after hours.

Stan Sheppard, Applicant, stated that if food was to be served until 2 a.m., would that allow for the business to stay open until that hour.

Ken Yan, Applicant, gave some examples of different businesses that are bordering residential areas and are open past midnight.

Mr. Miner closed the public hearing.

Mr. Miner took the application under advisement until Friday, January 13, 2006.

Addendum

Mr. Miner approved the application subject to the Findings and Conditions of Approval provided in the staff report with an added condition that the business must close at midnight.

Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:40 p.m.

Minutes approved by:

Andrew Miner, Principal Planner